



bonners & babingtons

Longwick Road
Princes Risborough

Longwick Road Princes Risborough Buckinghamshire HP27 9HE

Guide Price £800,000

Beautifully combining the timeless charm of a 1920s home with the style and practicality of modern family living, this exceptional property offers a rare opportunity to acquire a beautifully presented residence in a sought-after town location. Lovingly improved and redecorated throughout by the current owners, the home provides bright, versatile accommodation while retaining the character and warmth of a period property.

The welcoming entrance hallway leads to the spacious dual-aspect lounge, featuring high ceilings, elegant picture rails and an abundance of natural light. Double doors open onto the rear patio, creating a seamless connection between the living space and garden. The ground floor further benefits from a downstairs WC, utility room, study, additional reception room and a stylish open-plan country-style kitchen diner overlooking the garden, perfect for modern family living.

Arranged over two floors, the property offers generous and well-balanced accommodation with a wonderful sense of light and flow throughout.

The first floor provides four well-proportioned bedrooms, including a beautifully presented principal bedroom with warm wood-effect flooring, excellent natural light, a view of the garden, and a contemporary en-suite shower room.

The additional three double bedrooms offer excellent flexibility, with bedroom two decorated in a sage green, providing generous proportions, storage and space for relaxation, while bedroom three has a characterful feel overlooking the front and the fourth bedroom is an adaptable room ideal as a child's bedroom, guest room or home office.

The modern family bathroom is stylishly finished with a contemporary white suite, large bath, separate walk-in rainfall shower, quality tiling and integrated vanity storage.

Outside, the private rear garden offers a fantastic extension of the living space, featuring a spacious patio area ideal for outdoor dining, entertaining and relaxing, installed by the current owners.





Princes Risborough

The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee.

Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.

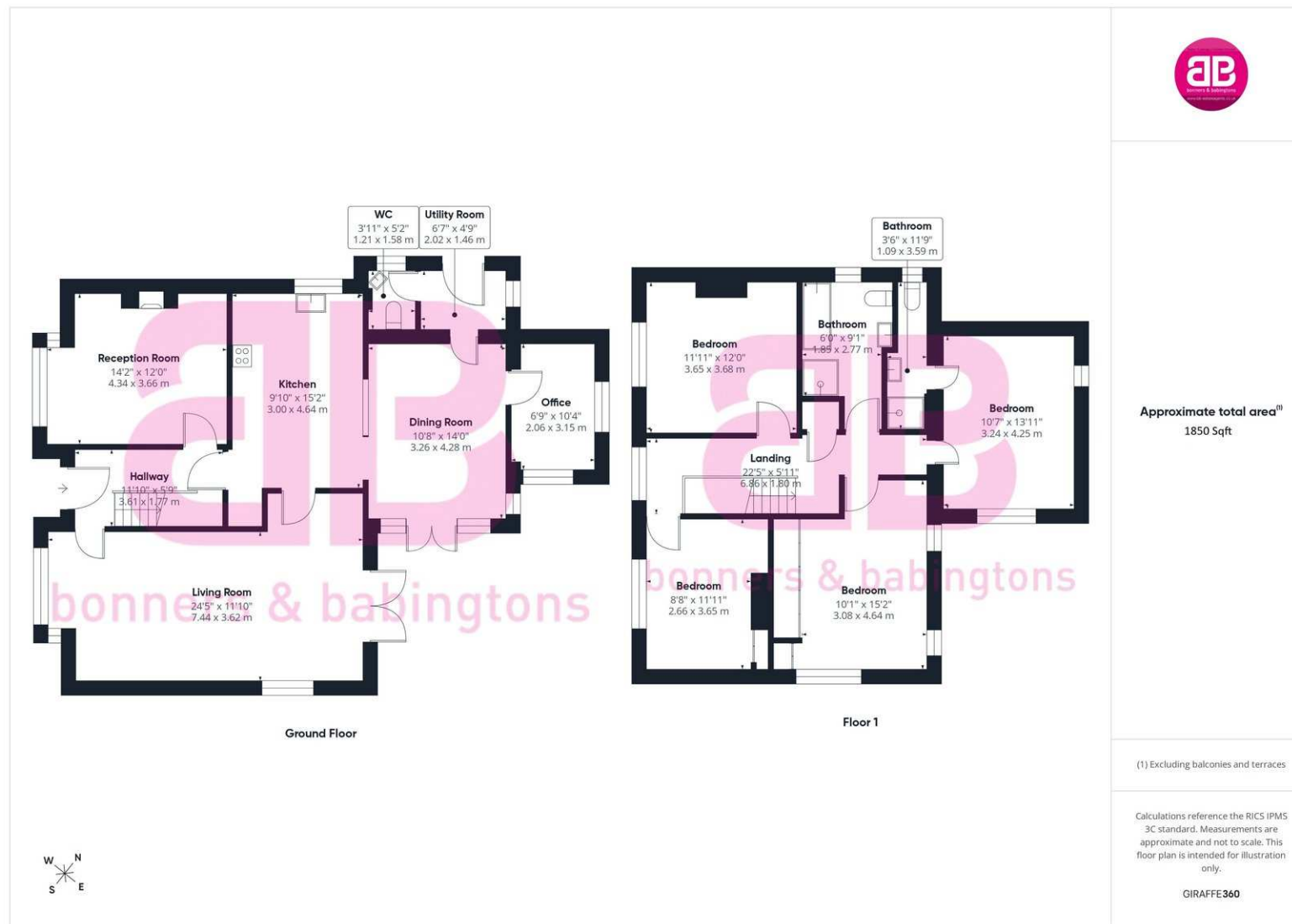


Tenure: Freehold

Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		44	54

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		
		44	54



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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